
# THE BLUE BELL INN

Main Street, Keyingham, HU12 9RE

**FREEHOLD: £260,000 | REF: 5455565**

## KEY HIGHLIGHTS

- 4 Bedroomed Living Accomodation
- Wet-led operation - £5000 Average T/O
- Strong customer base & community presence
- Characterful traditional period property
- 100 person beer garden/outdoor drinking area
- Energy Rating D


## LOCATION

The Blue Bell Inn is located in the attractive East Yorkshire village of Keyingham, approximately 8 miles east of Hull and close to the Holderness coast. Keyingham is a well-regarded residential village with a stable local population and good surrounding catchment from neighbouring villages including Ottringham, Patrington and Burstwick.

The area benefits from road access to Hull via the A1033 and A165, with Hull providing extensive retail, employment and transport amenities. The Blue Bell occupies a prominent position within the village, making it the focal point of the local community.

## DESCRIPTION

The Blue Bell Inn is a traditional, independent public house offering a wet-led trading model, complemented by a regular community engagement. The business is well regarded locally and benefits from repeat custom, seasonal trade and destination visits.

The property retains a range of original features associated with a classic village pub, providing character and atmosphere throughout. There is clear potential for a purchaser to develop the food offer, introduce events, or reposition the business to drive further growth.

## INTERNAL DETAILS

**Public Bar:** Traditional bar servery with fixed back bar and drinks display, offering seating and standing space for regular and casual trade.

**Lounge / Tap Room:**
Comfortable drinking area with loose seating, suitable for relaxed socialising and informal dining.

**Games / Multi-Use Area:**
Space for darts, pool or small events (subject to layout).

**Catering Facilities:**
Basic commercial kitchen suitable for light food service, with scope for enhancement.

**Ancillary Areas:**
Cellar, stores and staff WC facilities.

## FIXTURES & FITTINGS

All trade fixtures, fittings and equipment are included in the sale, free from finance or lease, with the exception of items of a personal nature.

## EXTERNAL DETAILS

Enclosed beer garden providing outdoor drinking and smoking facilities
External seating suitable for seasonal trade
Customer access from the main village street
On-street and nearby parking available

## THE OPPORTUNITY

The Blue Bell Inn represents an excellent opportunity to acquire a freehouse village pub in a desirable rural location. The business would suit an owner-operator or small pub group looking for a stable base operation with further upside through:

- Expanding food and dining offer
- Enhanced drinks range (craft, premium, local)
- Events, live music and community functions
- Improved marketing and digital presence




## OWNER'S ACCOMMODATION

First Floor Accommodation

- 4 Bedrooms
- Living Room
- Kitchen
- Bathroom

## TRADING INFORMATION

The business is owner-operated with part-time staffing support.

Further trading information, including accounts, can be made available to genuinely interested parties following a formal viewing.

## TENURE

Freehold

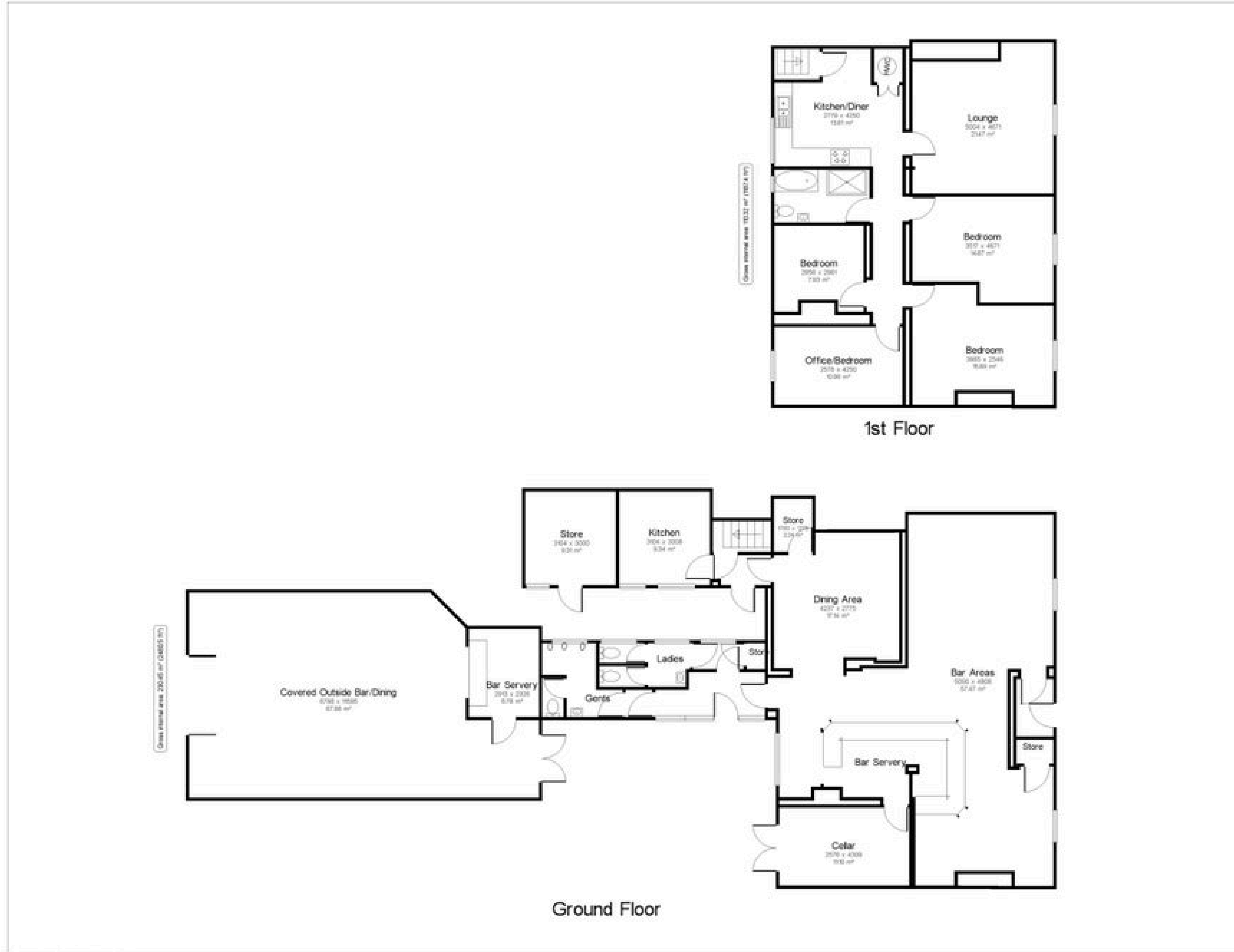
## BUSINESS RATES

The Rateable Value is to be confirmed. Interested parties should make their own enquiries with the Local Authority as to rates payable.

## REGULATORY

Premises Licence.


BLUE BELL



Kitchen/Diner
Lounge
Bedroom
Bedroom
Office/Bedroom
Bedroom
1st Floor
Store
Kitchen
Store
Dining Area
Covered Outside Bar/Dining
Bar Servery
Ladies
Gents
Bar Areas
Store
Bar Servery
Cellar
Ground Floor

# DEBT & INSURANCE ADVISORY

## FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

## CONTACT

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## CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

**ALEX REX**

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